

029.0

0003

0005.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

Total Card / Total Parcel

1,123,300 / 1,123,300

APPRAISED:

USE VALUE:

ASSESSED:

1,123,300 / 1,123,300

1,123,300 / 1,123,300

1,123,300 / 1,123,300

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
32		EVERETT ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: HARDESTY SHEVAWN	
Owner 2:	
Owner 3:	
Street 1: 32 EVERETT ST	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	Type:
Owner 1: GATTO ANTHONY J TRUSTEE -	
Owner 2: WYMAN HARVEY TRUSTEE -	
Street 1: 32 EVERETT ST	
Twn/Cty: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02474	Type:

NARRATIVE DESCRIPTION	
This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1912, having primarily Wood Shingle Exterior and 3209 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrrms.	
OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

IN PROCESS APPRAISAL SUMMARY								Legal Description		User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value			Entered Lot Size		20033	GIS Ref
104	4950.000	668,500		454,800	1,123,300			Total Land:		GIS Ref	Insp Date
Total Card	0.114	668,500		454,800	1,123,300			Land Unit Type:		10/31/18	
Total Parcel	0.114	668,500		454,800	1,123,300						
Source:	Market Adj Cost		Total Value per SQ unit /Card:	350.10	/Parcel:	350.10					

PREVIOUS ASSESSMENT								Parcel ID	029.0-0003-0005.0			USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	PRIOR ID	PRIOR ID	
2022	104	FV	668,500	0	4,950.	454,800	1,123,300		Year end	12/23/2021	20033		
2021	104	FV	637,400	0	4,950.	454,800	1,092,200		Year End Roll	12/10/2020			
2020	104	FV	637,400	0	4,950.	454,800	1,092,200	1,092,200	Year End Roll	12/18/2019			
2019	104	FV	444,500	0	4,950.	483,200	927,700	927,700	Year End Roll	1/3/2019			
2018	104	FV	444,500	0	4,950.	352,500	797,000	797,000	Year End Roll	12/20/2017			
2017	104	FV	416,400	0	4,950.	307,000	723,400	723,400	Year End Roll	1/3/2017			
2016	104	FV	416,400	0	4,950.	261,500	677,900	677,900	Year End	1/4/2016			
2015	104	FV	370,300	0	4,950.	255,800	626,100	626,100	Year End Roll	12/11/2014			

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
GATTO ANTHONY J	58932-515		4/20/2012		675,000	No	No						
GATTO MARY R,	56233-153		1/6/2011	Family		1	No	No					
	9728-166		1/1/1901	Family		No	No	N					

BUILDING PERMITS										ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name	
8/1/2018	1082	Redo Kit	25,000	C					10/31/2018	MEAS&NOTICE	HS	Hanne S	
6/20/2018	836	Redo Kit	23,000	C					6/18/2014	External Ins	PC	PHIL C	
5/21/2014	483	Alterati	6,200						4/11/2013	Info Fm Prmt	MM	Mary M	
12/20/2012	1669	Manual	1,193	C					7/20/2012	MLS	EMK	Ellen K	
5/10/2005	356	Manual	2,800					RE-BUILD BACK PORC	1/20/2009	Meas/Inspect	294	PATRIOT	
									3/21/2000	Inspected	264	PATRIOT	
									2/18/2000	Measured	263	PATRIOT	
									8/12/1993		RV		

Sign:	VERIFICATION OF VISIT NOT DATA	/	/																								
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes

104	Two Family		4950	Sq. Ft.	Site			0	80.	1.15	1									454,802								454,800
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EXTERIOR INFORMATION

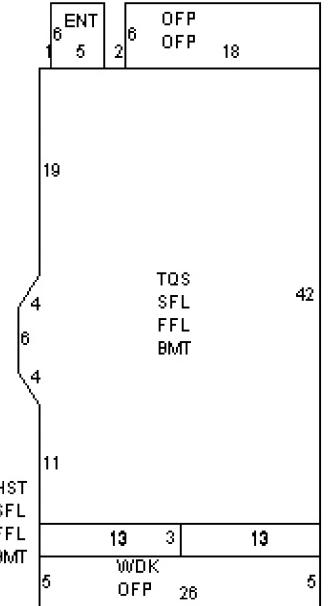
Type:	13 - Multi-Garden	
Sty Ht:	2H - 2 & 1/2 Sty	
(Liv) Units:	2	Total: 2
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:	2 - Clapboard	50 %
Roof Struct:	3 - Gambrel	
Roof Cover:	1 - Asphalt Shgl	
Color:	TAN	
View / Desir:		

BATH FEATURES

Full Bath:	2	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**RESIDENTIAL GRID**

1st Res Grid Desc: Line 1 # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
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Other												
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Upper												
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Lvl 2												
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Lvl 1												
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Lower												
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Totals	RMS:	14	BRs:	6	Baths:	2	HB					
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GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1912
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	5 - Lino/Vinyl
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:

GV - Good-VG

10. %

Functional:

Economic:

Special:

Override:

Total: 10.8 %

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	8	3	
Additions:	1	6	3	
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				
	2	14	6	

RES BREAKDOWN

Rate	Parcel ID	Typ	Date	Sale Price
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WtAv\$/SQ:	AvRate:	Ind.Val	
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Juris. Factor:		Before Depr:	176.56
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Special Features:	0	Val/Su Net:	136.35
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Final Total:	668500	Val/Su SzAd:	208.35
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CALC SUMMARY

Basic \$ / SQ: 180.00

Size Adj.: 0.97725570

Const Adj.: 1.00370085

Adj \$ / SQ: 176.557

Other Features: 111500

Grade Factor: 1.00

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 749456

Depreciation: 80941

Depreciated Total: 668515

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
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WtAv\$/SQ:	AvRate:	Ind.Val	
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Juris. Factor:		Before Depr:	176.56
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Special Features:	0	Val/Su Net:	136.35
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Final Total:	668500	Val/Su SzAd:	208.35
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	Second Floor	1,188	176.560	209,750						
BMT	Basement	1,149	52.970	60,859						
FFL	First Floor	1,149	176.560	202,864						
TQS	3/4 Story	833	176.560	146,984						
OPF	Open Porch	385	20.860	8,032						
WDK	Deck	130	13.740	1,787						
HST	Half Story	39	176.560	6,886						
ENT	ENTRY	30	26.500	795						
Net Sketched Area: 4,903				Total:	637,957					
Size Ad	3208.5	Gross Area	5219	FinArea	3209					

SUB AREA DETAIL**IMAGE**

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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PARCEL ID 029.0-0003-0005.0